



# Planning & Development


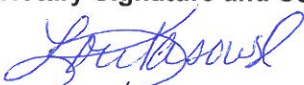
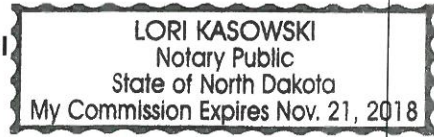
## Development Services Customer Service Center

One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
<p><b>Section(s) of UDO affected:</b> 1.5.9</p> <p><b>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</b></p> <p>Please see attached sheet SD001 and SD002 to reference transparency calculations for the east and south facades, in addition floor plans, site plans, perspectives, and landscape plans are included.</p> <p>This project is unique in that there are prototypical elevations and floor plan layouts that are required to receive approval from the Staybridge Franchise. Typically the hotel windows on the ground floor are 4'-0" high but to increase the transparency percentage the windows on the ground floor were increased to 6'-8" . In addition, storefront glass was added at both sides of the entrance door as well as a transom which is not per prototype.</p> <p>We have submitted the project elevations for Administrative Alternate Courtesy Review twice to ensure we are meeting the intent of the ordinance and to engage in a dialogue in how to meet this intent. The elevations have a variety of materials, undulations, and architectural features that add visual interest to both pedestrians and building occupants. In addition, the committee had suggestion to use landscaping features to soften the larger stone facades at the pedestrian level in certain areas, these ideas have been incorporated into the landscape design, please see attached L-1 which has been submitted to the city for the Site Administrative submittal as well.</p> <p>Please note that the south elevation is 339' from TW Alexander and there is a heavily wooded detention area between this street and the buildings façade.</p> <hr/> <p><b>Provide all associated case plan numbers including zoning and site plan:</b> Sketch Plan Review 484171; Z37-15</p>	<p><b>Transaction Number</b></p>

**GENERAL INFORMATION**

<b>Property Address</b> 8001 ACC BOULEVARD RALEIGH, NC 27617		<b>Date</b> 6/1/2017
<b>Property PIN</b> 0768398793	<b>Current Zoning</b> CX-7 with conditions	
<b>Nearest Intersection</b> ACC Boulevard and TW Alexander Drive		<b>Property size (in acres)</b> 6.99
<b>Property Owner</b> HERITAGE INN OF RALEIGH, LLC	<b>Phone</b> 701.293.4077	<b>Mail</b> 1202 WESTRAC DRIVE FARGO, ND 58103
	<b>Email</b> 701.293.4077	
<b>Project Contact Person</b> Kate Kvamme	<b>Phone</b> 701.772.4266	<b>Mail</b> 4000 Garden View Dr. #101, Grand Forks, ND 58201
	<b>Email</b> katek@iconarchitects.com	
<b>Property Owner Signature</b> 	<b>Email</b> lori@dakotalg.com	
<b>Notary</b>  Sworn and subscribed before me this <u>31<sup>st</sup></u> day of <u>May</u> , 20 <u>17</u>	<b>Notary Signature and Seal</b>  	



# Planning & Development

**Development Services  
Customer Service Center**  
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1 Exchange Plaza, Suite 400  
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Phone 919-996-2495  
Fax 919-516-2685

## Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT		YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS			
1.	The property owner must be the applicant.	x	
2.	An application, signed by the property owner and notarized to that effect, is required.	x	
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.	x	
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.	x	





1 East Elevation  
SD001 1" = 10'-0"



2 South Elevation  
SD001 1" = 10'-0"

**EAST FACADE TRANSPARENCY CALCULATIONS**

1st FLOOR (GROUND FLOOR)  
FACADE SQUARE FOOTAGE FROM 0 A.F.F.-12 FT A.F.F.: 3443 SF  
SQUARE FOOTAGE OF WINDOWS: 834.6 SF  
TOTAL TRANSPARENCY % = (TOTAL GLASS/FACADE): 24.2% < REQUIRED 33%

2nd FLOOR  
FACADE SQUARE FOOTAGE FROM 2ND FINISHED FLOOR ELEVATION TO 3RD FLOOR FINISHED ELEVATION:  
2896.80 SF  
SQUARE FOOTAGE OF WINDOWS: 650.97 SF  
TOTAL TRANSPARENCY % = (TOTAL GLASS/FACADE): 22.4% > REQUIRED 20%

3rd FLOOR  
FACADE SQUARE FOOTAGE FROM 3RD FINISHED FLOOR ELEVATION TO 4TH FLOOR FINISHED ELEVATION:  
2896.80 SF  
SQUARE FOOTAGE OF WINDOWS: 650.97 SF  
TOTAL TRANSPARENCY % = (TOTAL GLASS/FACADE): 22.4% > REQUIRED 20%

4TH FLOOR  
FACADE SQUARE FOOTAGE FROM 4TH FLOOR FINISHED FLOOR ELEVATION TO TOP OF ROOF BEARING = 2896.80 SF  
SQUARE FOOTAGE OF WINDOWS: 650.97 SF  
TOTAL TRANSPARENCY % = (TOTAL GLASS/FACADE): 22.4% > REQUIRED 20%

**SOUTH FACADE TRANSPARENCY CALCULATIONS**

LOWER LEVEL  
FACADE SQUARE FOOTAGE FROM LOWER LEVEL FLOOR ELEVATION TO 1ST FINISHED FLOOR ELEVATION: 759.75 SF  
SQUARE FOOTAGE OF WINDOWS: 144.66 SF  
TOTAL TRANSPARENCY % = (TOTAL GLASS/FACADE): 19.8% < 20% REQUIRED




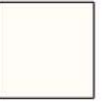

1ST FLOOR (GROUND FLOOR)  
FACADE SQUARE FOOTAGE FROM 0 A.F.F.-12 FEET A.F.F.: 1417.67 SF  
SQUARE FOOTAGE OF WINDOWS: 209.58 SF  
TOTAL TRANSPARENCY % = (TOTAL GLASS/FACADE): 14.7% < 33% REQUIRED

2ND FLOOR  
FACADE SQUARE FOOTAGE FROM 2ND FINISHED FLOOR ELEVATION TO 3RD FINISHED FLOOR ELEVATION = 1016.07 SF  
SQUARE FOOTAGE OF WINDOWS: 168.77 SF  
TOTAL TRANSPARENCY % = (TOTAL GLASS/FACADE): 11.9% < 20% REQUIRED

3RD FLOOR  
FACADE SQUARE FOOTAGE FROM 3RD FINISHED FLOOR ELEVATION TO 4TH FINISHED FLOOR ELEVATION = 1016.07 SF  
SQUARE FOOTAGE OF WINDOWS: 168.77 SF  
TOTAL TRANSPARENCY % = (TOTAL GLASS/FACADE): 11.9% < 20% REQUIRED

4TH FLOOR  
FACADE SQUARE FOOTAGE FROM 4TH FLOOR FINISHED FLOOR ELEVATION TO THE TOP OF ROOF BEARING = 1016.07 SF  
SQUARE FOOTAGE OF WINDOWS: 168.77 SF  
TOTAL TRANSPARENCY % = (TOTAL GLASS/FACADE): 11.9% < 20% REQUIRED

**MATERIALS LEGEND**

	SW6392	VITAL YELLOW
	SW2813	DOWNING STRAW
	SW7060	ATTITUDE GRAY
	DRYVIT 472A	CAPTAIN
	CORONADO STONE	PRINCETON GRANITE NEWPORT GRAY

STAYBRIDGE SUITES

UDO ADMINISTRATIVE ALTERNATE REQUEST - ELEVATIONS

06/01/17  
16-267

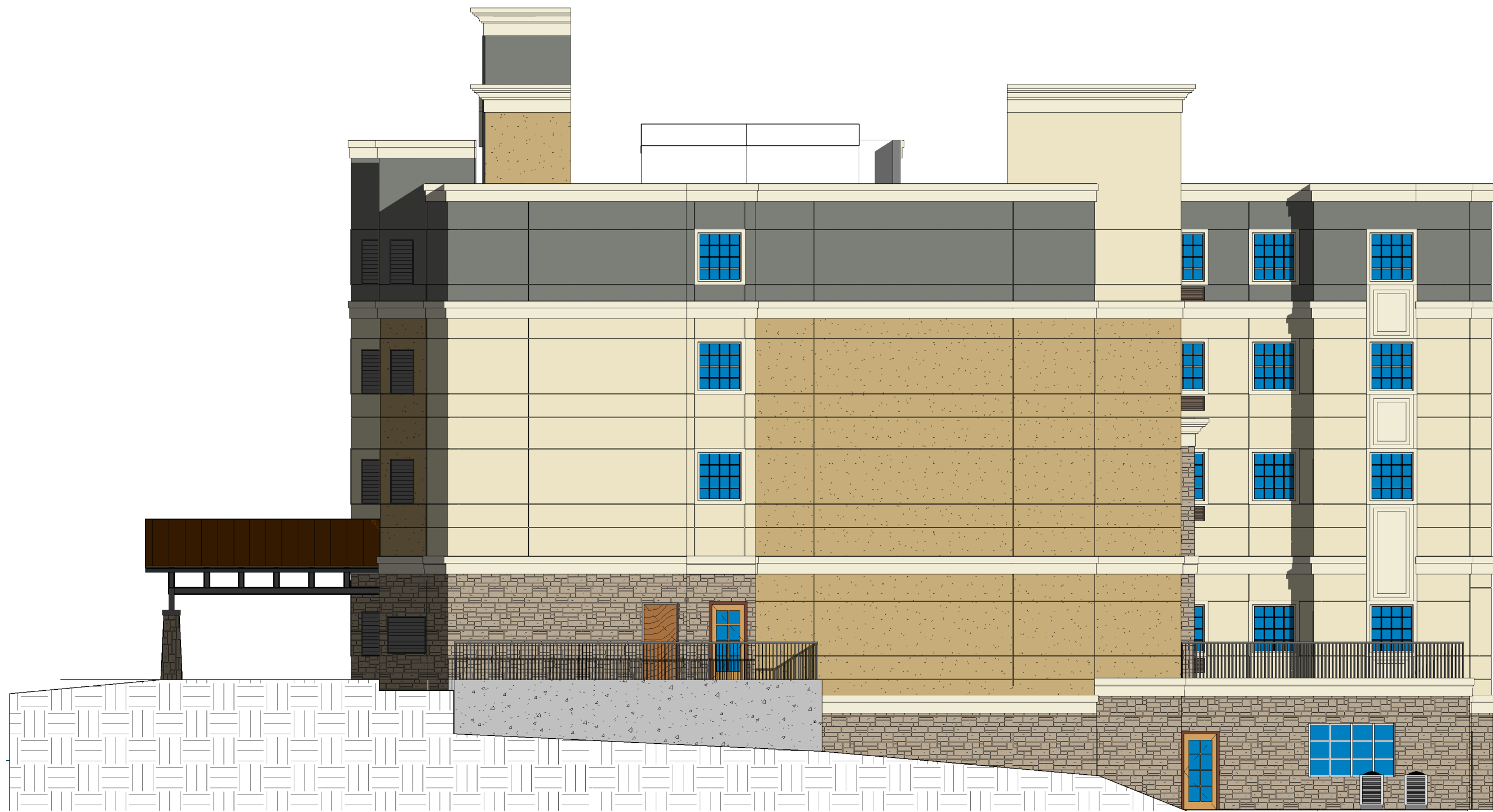
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SD001

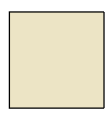

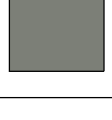
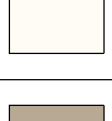
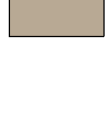




2 West Elevation  
SD002 1" = 10'-0"



1 North Elevation  
SD002 1" = 10'-0"

MATERIALS LEGEND		
	SW6392	VITAL YELLOW
	SW2813	DOWNING STRAW
	SW7060	ATTITUDE GRAY
	DRYVIT 472A	CAPTAIN
	CORONADO STONE	PRINCETON GRANITE NEWPORT GRAY

STAYBRIDGE SUITES

UDO ADMINISTRATIVE ALTERNATE REQUEST - ELEVATIONS

06/01/17  
16-267

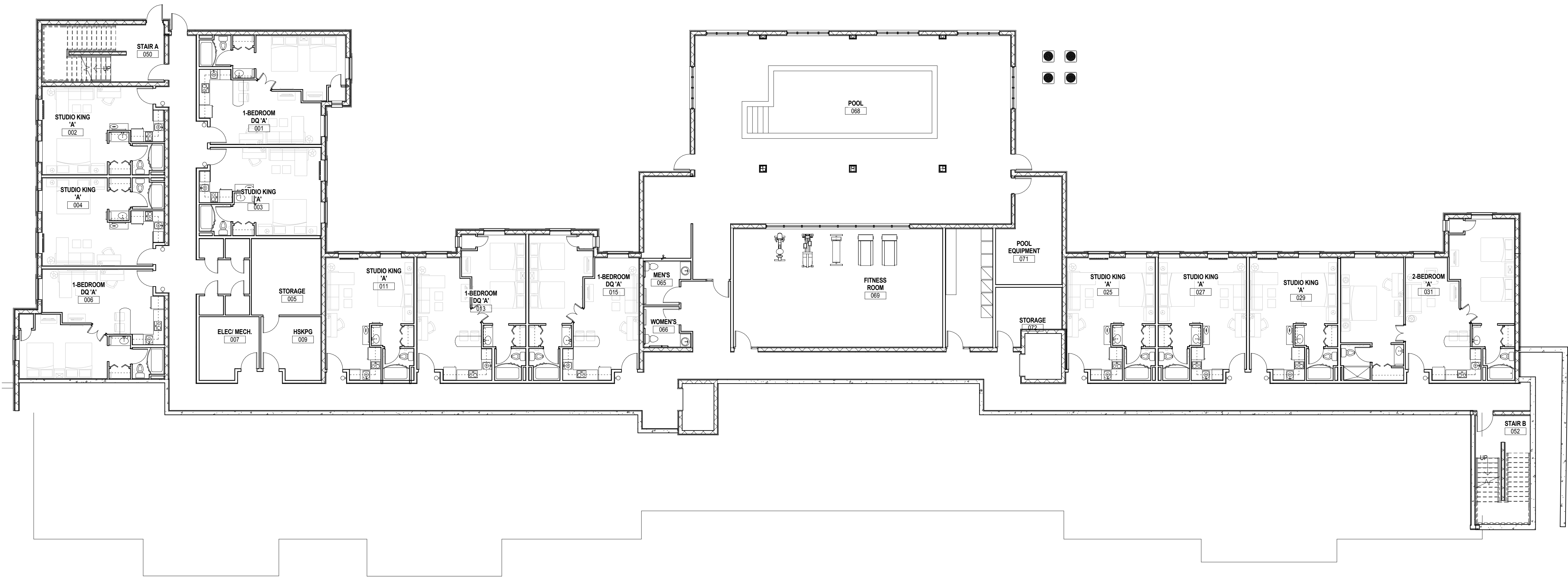
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SD002



ROOM MATRIX:							
GUEST ROOMS:	SHEET REFERRAL:	FLOORS:					TOTAL:
		LL	1	2	3	4	
STUDIO KING 'A'	A410	7	4	11	13	13	48
STUDIO KING 'B'	A410	0	1	1	1	1	04
1 BEDROOM DOUBLE QUEEN 'A'	A414	4	4	6	6	6	26
1 BEDROOM DOUBLE QUEEN 'A1'	A414	0	0	2	2	2	6
1 BEDROOM DOUBLE QUEEN 'B'	A414	0	1	1	1	3	6
1 BEDROOM KING 'A'	A412	0	0	1	1	1	3
2 BEDROOM 'A'	A416	1	0	1	1	1	4
2 BEDROOM 'B'	A416	0	0	1	1	1	3
							100
ADA STUDIO KING	A411	0	0	2	2	0	4
ADA 1 BEDROOM DOUBLE QUEEN	A415	0	1	0	0	0	1
ADA 1 BEDROOM KING	A413	0	1	0	0	0	1
ADA 2 BEDROOM	A416	0	1	0	0	0	1
							7

ROOM MATRIX:							
GUEST ROOMS:	SHEET REFERRAL:	FLOORS:					TOTAL:
		LL	1	2	3	4	
TOTAL STUDIO KING		7	5	14	16	14	56 (52%)
TOTAL 1 BEDROOM DOUBLE QUEEN		4	6	9	9	11	39 (37%)
TOTAL 1 BEDROOM KING		0	1	1	1	1	4 (04%)
TOTAL 2 BEDROOM		1	1	2	2	2	8 (07%)
TOTAL ROOMS		12	13	26	28	28	107
TOTAL ADA ROOMS REQUIRED							7
TOTAL ADA ROLL-IN ROOMS PROVIDED		0	2	0	0	0	2
TOTAL ADA NON-ROLL-IN ROOMS PROVIDED		0	1	2	2	1	5
TOTAL ADA ROOMS PROVIDED							7

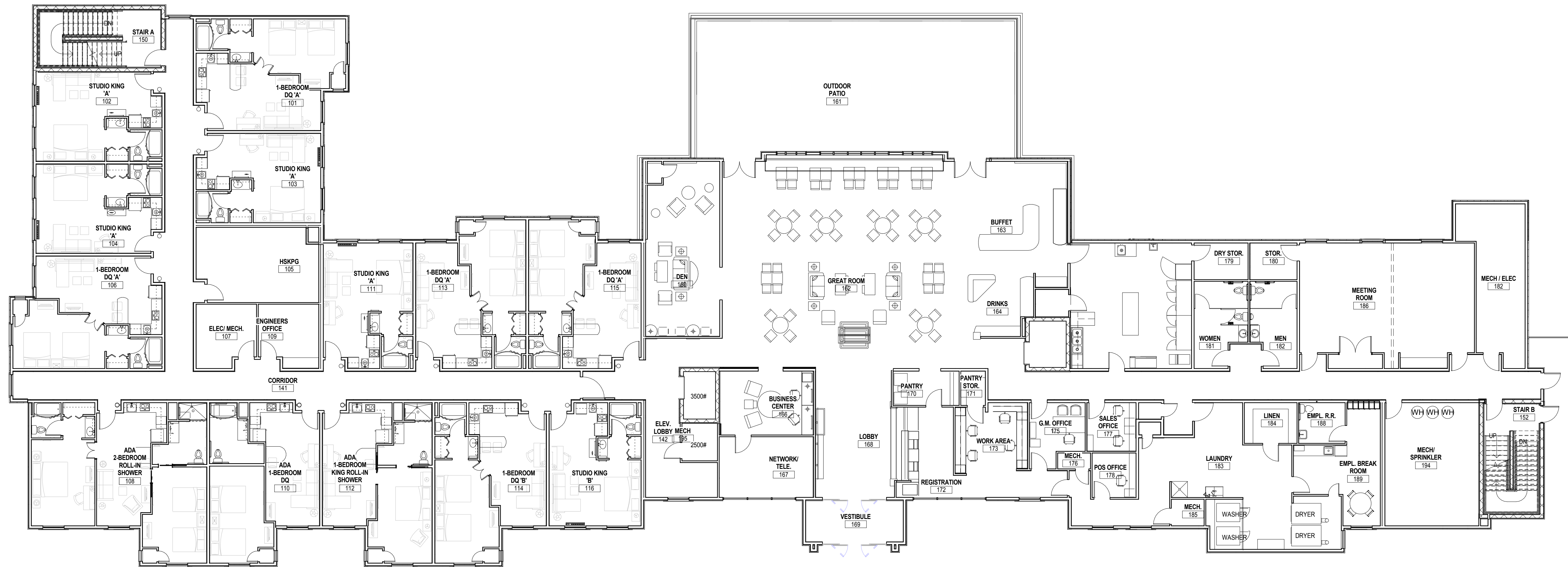


1 Lower Level Floor Plan  
SD003 3/32" = 1'-0"

STAYBRIDGE SUITES

UDO ADMINISTRATIVE ALTERNATE REQUEST - LOWER LEVEL FLOOR PLAN





1  
SD004 First Floor Plan  
3/32" = 1'-0"

STAYBRIDGE SUITES

UDO ADMINISTRATIVE ALTERNATE REQUEST - 1ST FLOOR PLAN

06/01/17  
16-267

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SD004





1 Second Floor Plan  
SD005 3/32" = 1'-0"

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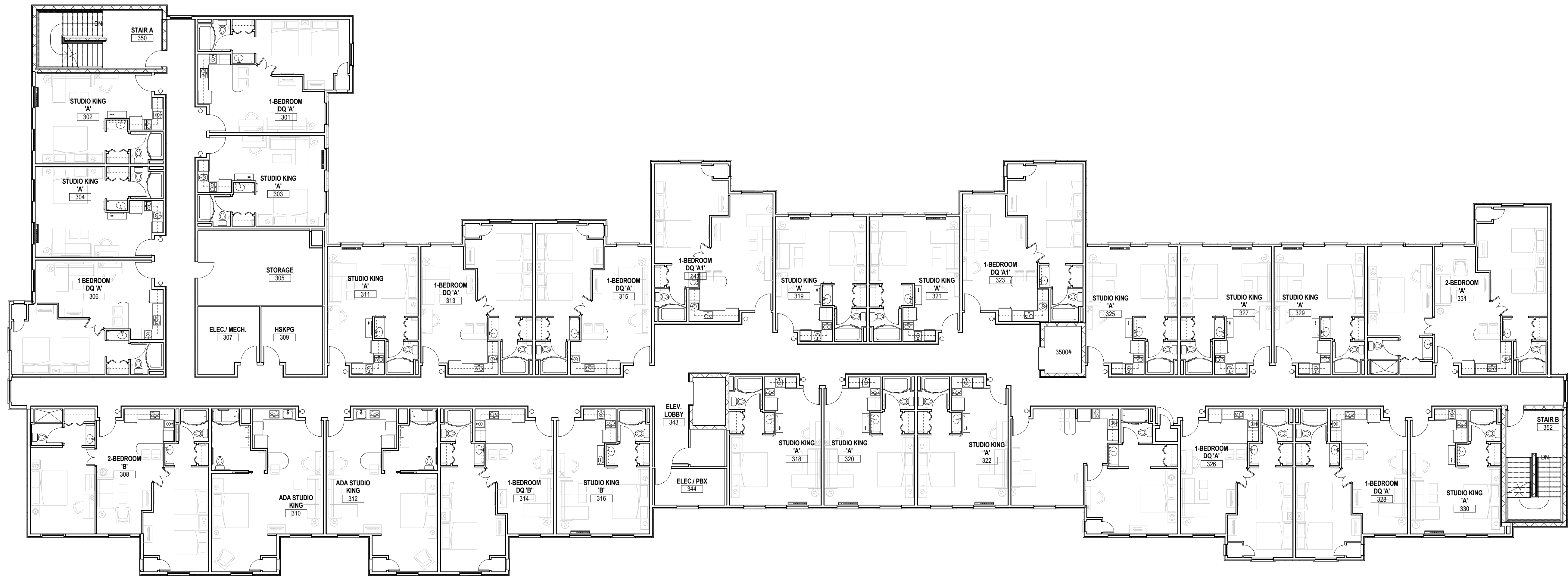
UDO ADMINISTRATIVE ALTERNATE REQUEST - 2ND FLOOR PLAN

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16-267

SD005

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1 Third Floor Plan  
SD006 3/32" = 1'-0"

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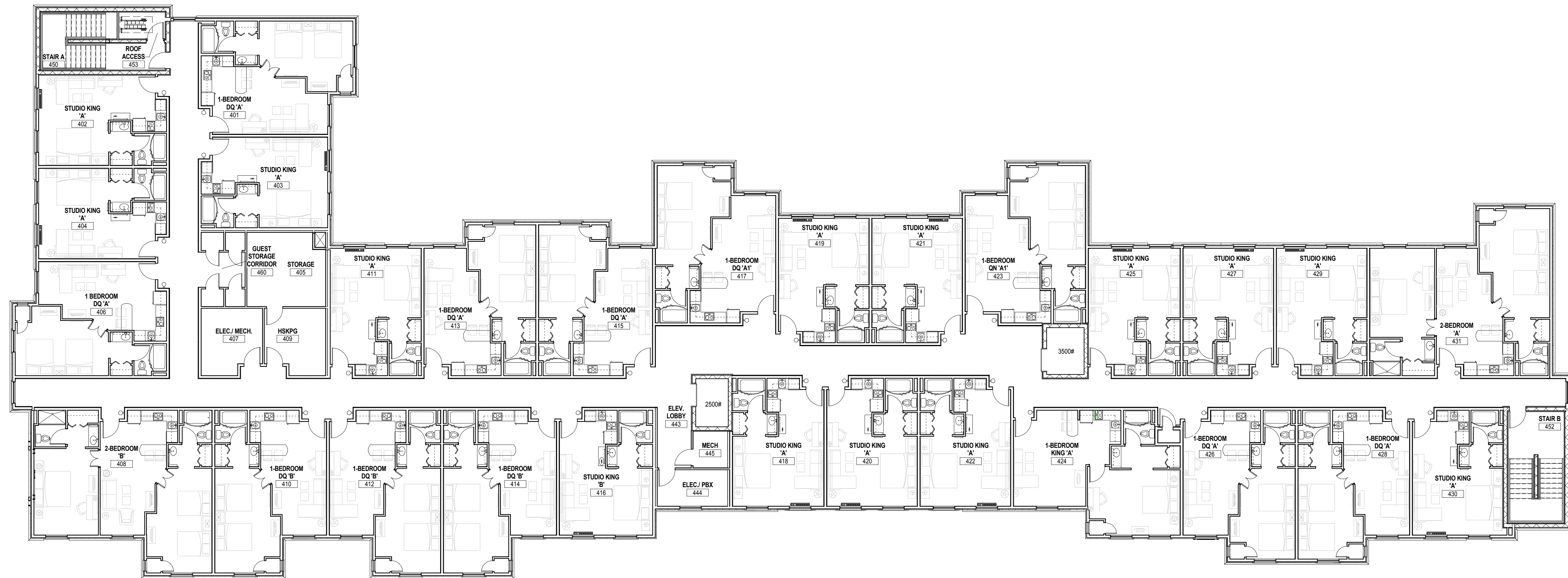
UDO ADMINISTRATIVE ALTERNATE REQUEST - 3RD FLOOR PLAN

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16-267

SD006

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1 Fourth Floor Plan  
SD007 3/32" = 1'-0"

STAYBRIDGE SUITES

UDO ADMINISTRATIVE ALTERNATE REQUEST - 4TH FLOOR PLAN





## STAYBRIDGE SUITES

UDO ADMINISTRATIVE ALTERNATE REQUEST - SOUTH EAST 3D VIEW

06/01/17  
16-267

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SD008





## STAYBRIDGE SUITES

UDO ADMINISTRATIVE ALTERNATE REQUEST - NORTH WEST 3D VIEW

06/01/17  
16-267

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SD009





## STAYBRIDGE SUITES

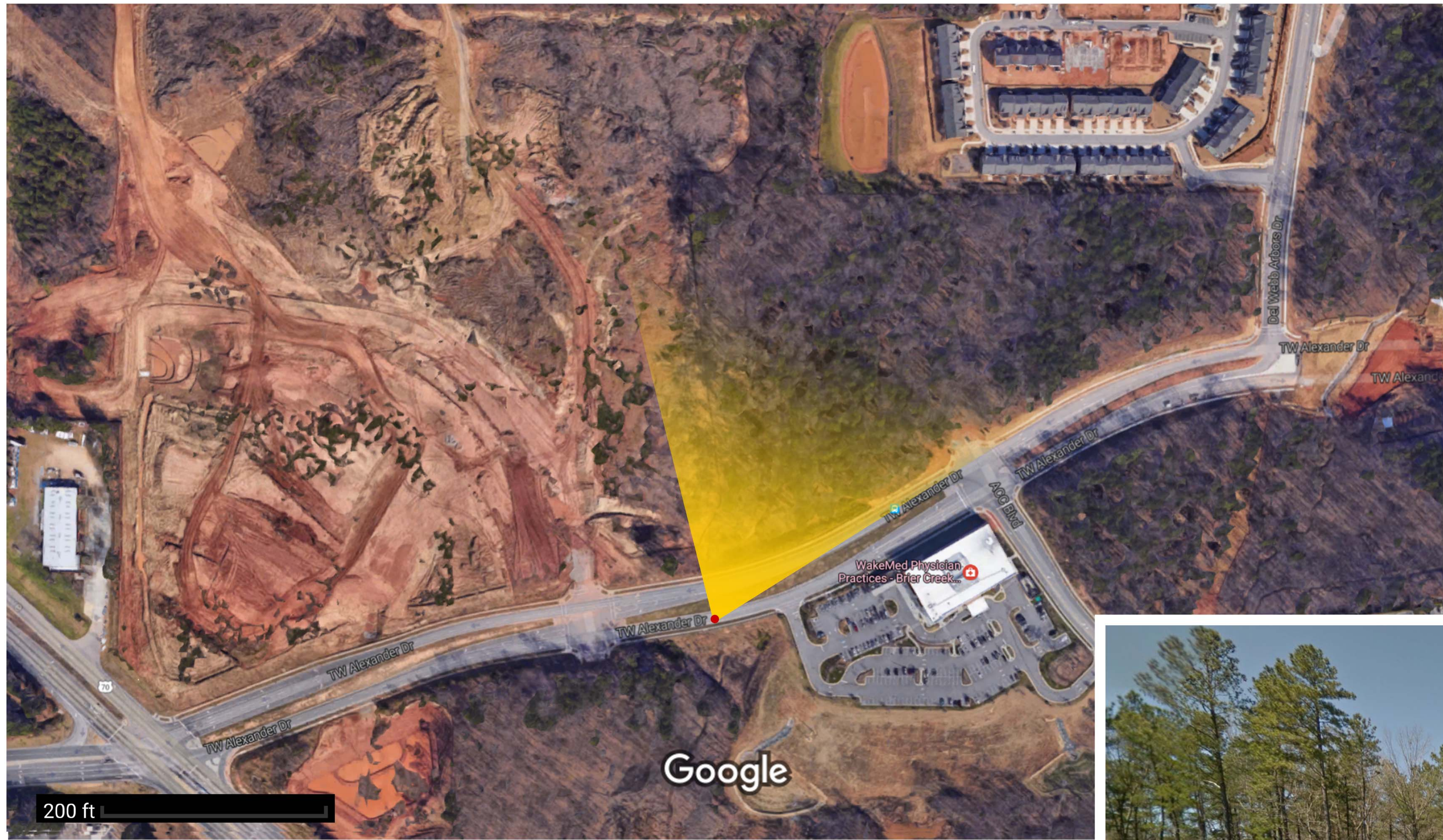
UDO ADMINISTRATIVE ALTERNATE REQUEST - SOUTH WEST 3D VIEW

06/01/17  
16-267

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SD0010





# STAYBRIDGE SUITES

UDO ADMINISTRATIVE ALTERNATE REQUEST - VIEW FROM TW ALEXANDER DR.





## STAYBRIDGE SUITES

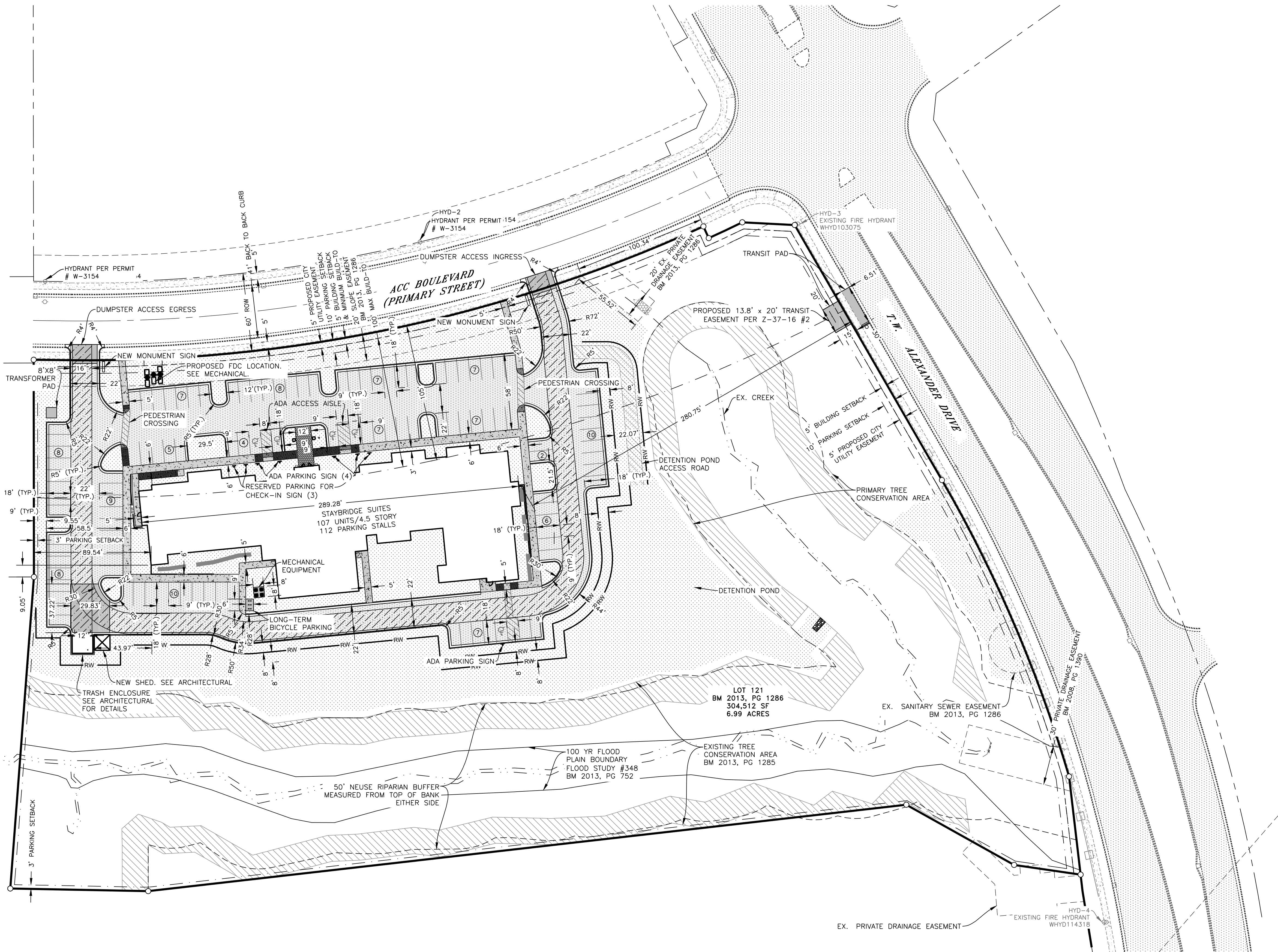
UDO ADMINISTRATIVE ALTERNATE REQUEST - VIEW FROM ACC BOULEVARD

06/01/17  
16-267

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SD0012





SITE STATISTICS		
SITE COVERAGE: PRE-CONSTRUCTION		
ITEM	AREA (SF)	AREA (%)
TOTAL IMPERVIOUS	0	0
TOTAL PERVIOUS	304,512	100
TOTAL AREA	304,512	100
SITE COVERAGE: POST-CONSTRUCTION		
ITEM	AREA (SF)	AREA (%)
BUILDING*	21,248	6.98
CURB AND GUTTER/VALLEY GUTTER	4,263	1.40
PARKING & DRIVES	43,924	14.42
SIDEWALKS/PATIOS/STEPS	5,827	1.91
TOTAL IMPERVIOUS	75,262	24.72
GREEN SPACE	229,250	75.28
TOTAL AREA	304,512	100
ZONING:		CX-7-CU
PROPOSED USE:		HOTEL
REQUIRED BUILDING SETBACK DISTANCES:		
PRIMARY STREET:		5'
SIDE STREET:		5'
SIDE LOT LINE:		0' OR 6'
REAR LOT LINE:		0' OR 6'
ALLEY:		5'
MAXIMUM BUILDING STORIES:		7
MAXIMUM BUILDING HEIGHT:		90'
MAXIMUM ACCESSORY BUILDING HEIGHT:		25'
OUTDOOR AMENITY AREA (MIN):		10% = 30,451 SF
OUTDOOR AMENITY AREA (PROPOSED):		52,942 SF
REQUIRED PARKING SETBACK DISTANCES:		
PRIMARY STREET:		10'
SIDE STREET:		10'
SIDE LOT LINE:		0' OR 3'
REAR LOT LINE:		0' OR 3'
ALLEY:		5'
REQUIRED PARKING:		
1 VEHICLE SPACE PER ROOM		
1 LONG-TERM BICYCLE SPACE PER 20 ROOMS		
107 ROOMS PROPOSED		
TOTAL VEHICLE SPACES REQUIRED :		107
TOTAL BICYCLE SPACES REQUIRED :		6
PROPOSED PARKING:		
9' x 18' STALLS:		107
ADA STALLS:		5
TOTAL VEHICLE SPACES PROVIDED:		112
TOTAL LONG-TERM BICYCLE SPACES PROVIDED:		6

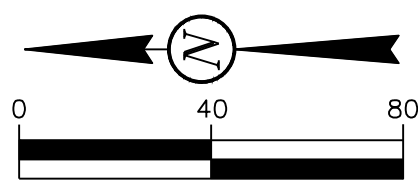
\* BUILDING COVERAGE INCLUDES FIRST FLOOR FOOTPRINT

 - SOLID WASTE COLLECTION VEHICLE ACCESS ROUTE

- NOTES:
1. CHANGES TO APPROVED PLANS SHALL NOT BE MADE WITHOUT OWNER'S WRITTEN APPROVAL
  2. CHANGES TO APPROVED PLANS ON PUBLIC PROPERTY SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL FROM THE CITY.
  3. DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  4. SEE ARCHITECTURAL FOR DETAILS ON THE TRASH ENCLOSURE AND SHED.
  5. THE BUILDING WIDTH ALONG ACC BOULEVARD BUILD-TO SHALL BE MINIMUM 50%. THE TOTAL LENGTH OF THE FRONT OF THE BUILDING IS 283.39'. THE TOTAL LENGTH WITHIN THE 100' MAXIMUM BUILD-TO IS 262.48'. THIS RESULTS IN 92.62% WHICH EXCEEDS THE MINIMUM OF 50%.

BENCHMARK: VERTICAL DATUM IS NAVD 88.

BASIS OF BEARING: HORIZONTAL DATUM IS NAD 83(2011).



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STRUCTURAL

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MECHANICAL

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ELECTRICAL

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CIVIL

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(701) 235.0199 Office  
jlowry@lowryeng.com

LANDSCAPE ARCHITECTURE

**Evergreen Design Group, Inc.**  
Contact: Larry Lesser  
1780 Heritage Center Dr., Ste 104  
Wake Forest, NC 27587  
(800) 680.6630 Office

Staybridge Suites

Dakota Legacy Group Hospitality

Development

107 UNIT 4.5 STORY

8001 ACC Boulevard Raleigh, NC 27617

Drawing History

No.	Description	Date

DRAWN BY: DJK JN:16004.9

NOT FOR  
CONSTRUCTION

PROPOSED SITE  
PLAN

SHEET

C-3.0

3 OF 10





SEE SHEET LP-2  
FOR LANDSCAPE  
CALCULATIONS

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS (EXCLUDING SEEDED AND SODDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

STEEL EDGING BETWEEN  
TURF AND SHRUBS (TYP.)

LIMIT OF STREET PROTECTIVE YARD

MATCHLINE - SEE SHEET LP-2

ICON

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ELECTRICAL

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1111 Westrac Drive Suite 108  
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jlowry@lowryeng.com  
LANDSCAPE ARCHITECTURE

Evergreen Design Group, Inc.  
Contact: Larry Lesser  
1780 Heritage Center Dr., Ste 104  
Wake Forest, NC 27587  
(800) 680.6630 Office

Staybridge Suites  
Dakota Legacy Group Hospitality  
Development

8001 ACC Boulevard Raleigh, NC 27617

Drawing History

No.	Description	Date

DRAWN BY: LML JN:16004.9

NORTH CAROLINA  
REGISTERED LANDSCAPE ARCHITECT  
1755  
LARRY M. LESSER  
XX/XX/2017

NOT FOR  
CONSTRUCTION

Planting Plan

SHEET  
LP-1





PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
ACRU	Acer rubrum 'Armstrong'	Columnar Red Maple	2" cal., 8'h. min.	Per plan	2	Accent tree
CACA	Carpinus caroliniana	American Hornbeam	2" cal., 8'h. min.	Per plan	13	Parking lot tree
ILVO	Ilex vomitoria	Yaupon Holly	2" cal., 8'h. min.	Per plan	4	Accent tree
PITA	Pinus taeda	Loblolly Pine	2" cal., 8'h. min.	Per plan	5	Street tree
QUAL	Quercus alba	White Oak	2" cal., 8'h. min.	Per plan	2	Street tree
QUPH	Quercus phellos	Willow Oak	2" cal., 8'h. min.	Per plan	10	Parking lot tree
TITO	Tilia tomentosa	Silver Linden	2" cal., 8'h. min.	Per plan	17	Street tree
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
SHRUBS						
FOGA	Fothergilla gardenii 'Blue Mist'	Blue Mist Fothergilla	#5 cont. min.	3' o.c.	28	18" high min.
ILGL	Ilex glabra 'Shamrock'	Shamrock Inkberry	#5 cont. min.	4' o.c.	369	18" high min.
JUBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5 cont. min.	5' o.c.	134	Low-growing
MYCE	Myrica cerifera	Wax Myrtle	#5 cont. min.	6' o.c.	15	18" high min.
RHGL	Rhododendron 'Golden Lights'	Golden Lights Azalea	#5 cont. min.	4' o.c.	11	Low-growing
SPGF	Spiraea 'Goldflame'	Goldflame Spiraea	#5 cont. min.	3' o.c.	156	18" high min.
SYOR	Symphoricarpos orbiculatus	Coralberry	#5 cont. min.	4' o.c.	156	
PERENNIALS						
ACTC	Achillea 'Terra Cotta'	Terra Cotta Yarrow	#1 cont.	12" o.c.	180	
DIFW	Dianthus x 'Firewitch'	Firewitch Dianthus	#1 cont.	12" o.c.	102	
HECA	Heuchera 'Caramel'	Caramel Coral Bells	#1 cont.	12" o.c.	122	sub: H. 'Southern Comfort'
HOSI	Hosta sieboldiana 'Blue Angel'	Blue Angel Hosta	#3 cont.	48" o.c.	5	
TURF AND SEED						
	Zoysia 'Empire'	Empire Zoysia	Sod	---	---	
	---	Native seed mix (TBD)	Hydroseed	---	---	

0' 10' 20' 40'

Scale 1" = 20'

EVERGREEN  
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Drawing History

No.	Description	Date

DRAWN BY: LML      JN:16004.9

NOT FOR  
CONSTRUCTION

Planting Plan

SHEET  
LP-2



PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
  7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD
1. PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
  2. SEED: PROVIDE BULK OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
  3. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
  4. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6.5, MOISTURE CONTENT 35 TO 50 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH #10 MESH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS/LITER, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
  5. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
  6. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
  7. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO'S LANDSCAPE FABRIC (OR APPROVED EQUAL).
- D. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
  2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- E. STEEL EDGING
1. PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COLQUHOUN APPROVED EQUAL.
  2. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  2. SOIL TESTING
    - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT, SOLUBLE SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
    - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - c. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
      - iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
    - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. 12-12-12 FERTILIZER - 10 LBS PER CU. YD.
      - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
  5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
  6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP OF SOIL.

GENERAL PLANTING

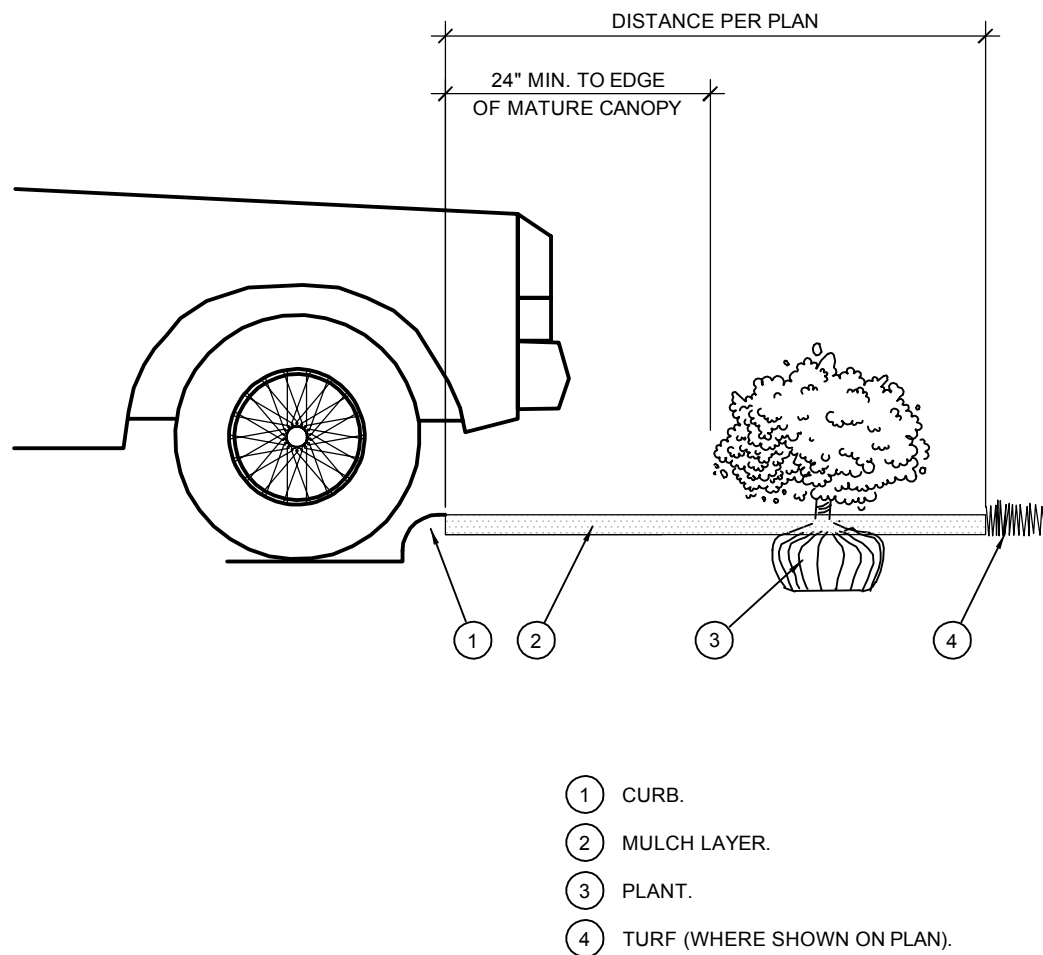
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  3. TRENCHING NEAR EXISTING TREES:
    - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREES, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO FOUR TIMES THE DBH OF TRUNK DIAMETER AT-BREAST HEIGHT (4:1 ABOVE THE AVERAGE GRADE AT THE TRUNK).
    - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. MACHINE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS, WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOST CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
    - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
  4. TREE PLANTING
    1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
    2. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GROUNDING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
    3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
    4. BACKFILL THE TREE HOLE USING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
    5. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE ARCHITECT. SHOULD ANY TREES FALL OR BE DAMAGED, THE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT SHOULD BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      - a. 1"-4" TREES: TWO STAKES PER TREE
      - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
      - c. TREES OVER 4" CALIPER: GUY AS NEEDED
      - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
    6. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE ROOT FLARE AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE.
  5. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
    1. DIG THE PLANTING HOLES THREE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
    2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
  6. SODDING
    1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
    2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
    3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
    4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
    5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
  7. HYDROMULCHING
    1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      - a. WINTER MIX (OCTOBER 1 - MARCH 31)
        - i. 50# CELLULOSE FIBER MULCH
        - ii. 2# UNHILLED BERMUDA SEED
        - iii. 2# ANNUAL RYE SEED
      - b. 15-15-15 WATER SOLUBLE FERTILIZER
    2. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
      - i. 50# CELLULOSE FIBER MULCH
      - ii. 2# HILLED BERMUDA SEED
      - iii. 15# 15-15-15 WATER SOLUBLE FERTILIZER
  2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - a. GENERAL
      - i. 50# CELLULOSE FIBER MULCH
      - ii. 15# 15-15 WATER SOLUBLE FERTILIZER
    - b. SEED RATE PER LEGEND
8. CLEAN UP
  1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS AS NEAT, ORDERLY AS POSSIBLE.
  2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
9. INSPECTION AND ACCEPTANCE
  1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
10. LANDSCAPE MAINTENANCE
  1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RE-STAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
  2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
  3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
11. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
  1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTING). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
12. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
  2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

STEEL EDGING

SCALE: NOT TO SCALE



HEDGE PLANTING AT PARKING AREA

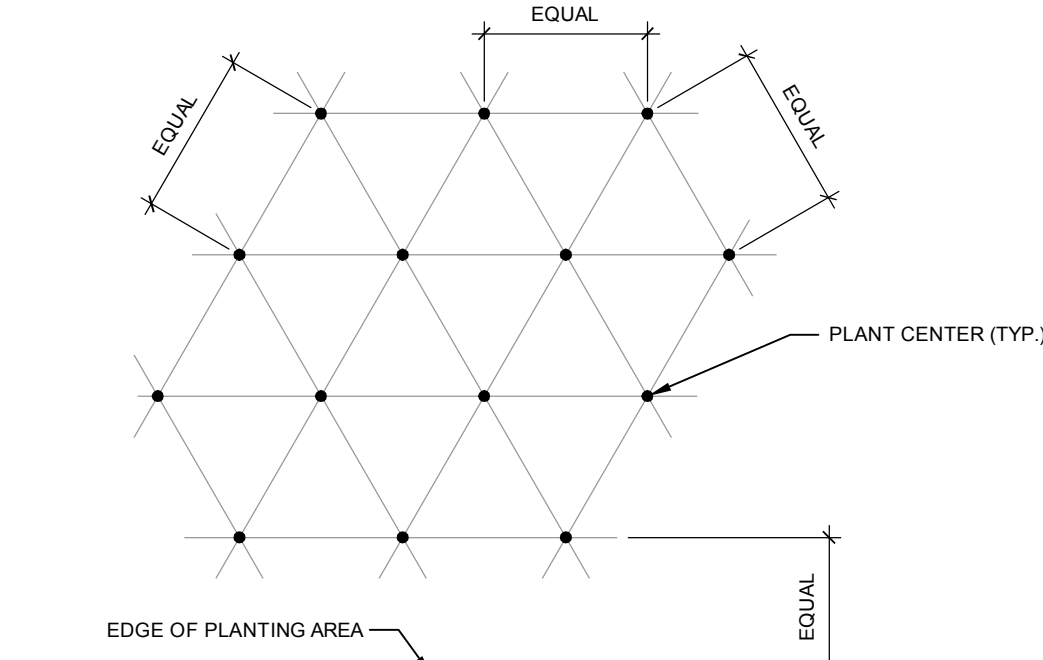
SCALE: NOT TO SCALE

GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL FLOODING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
5. INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
6. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
8. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
9. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RE-STAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
11. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
12. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
13. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

SHRUB AND PERENNIAL PLANTING

SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:  
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER  
STEP 1: 100 SF / 1.95 = 51 PLANTS  
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

PLANT SPACING

SCALE: NTS

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LANDSCAPE ARCHITECTURE

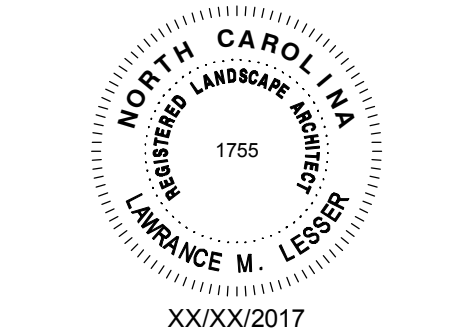
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Drawing History

No.	Description	Date

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CONSTRUCTION

Planting Specifications  
and Details

SHEET

LP-3

